

Environmental Condition Assessment Guide

August 3rd-4th, 2016

Installation/Location : STMH - NASCC & Windy Shores

Prepared by: NAVFAC SE

SPOT-CHECK/ DISCUSSION ITEMS including warehouse/maintenance/storage areas, for LP process implementation and records, including interface with Property Mgt & Maintenance

For Follow Up: Maintain current level of operations

		NASCC	Windy Shores
P	Permits		
1	Permits applicable to location posted/ filed		
H	Hazardous Materials Storage & Handling		
1	Does PMH have an EPA ID number?		
2	Do hazardous materials inventories have quantities?		
3	Where is the hazardous materials inventory filed? (Centralized or at satellite locations)	Onsite	Onsite
4	Safety Data Sheets	Yes	Yes
5	Material storage (such as paint/removers/ thinners, fluorescent bulbs, mercury-containing devices, refrigerants, PCBs, other flammable materials, refrigerants, batteries)	Stored properly	Stored properly
6	Disposal records/ manifests		
7	Records for recycled materials such as mercury-containing devices		
8	Training records	Yes	Yes
9	License/ certification records for contractors (Example: pest control)		
M	Mold		
1	Building envelope and roof inspection records		
2	Inspection results, service requests, maintenance activities and remediation involving moisture control or mold		
3	Documentation of water intrusion events, resident complaints, response actions and follow-up related to mold on incident tracking log with photos; written communications regarding mold; pre-remediation assessments, remediation work plans and remediation project records/reports; sampling results	Yes	Yes
4	Mold remediation project files with records of clean-up, written communications with tenants		
PC	Pest Control		
1	Pesticide application records:, location, pest, type of pesticide (trade name, active ingredient, EPA Reg #, formulation, concentration, etc.), method of application	Coordinated with Installation; uses same provider as Installation	Uses same provider as Installation
2	Is pesticide applicator (subcontractor) using only pesticides from the Navy's approved pesticides list?		

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LBP	Lead-Based Paint (if current inventory includes LBP in any units or structure)		
1	Inventory of units with LBP	Only SOQs (5 units)	Not applicable
2	Lease addenda & disclosure information	SOQs	
3	Periodic lead evaluation assessments and semi-annual visual inspection records including photos		
4	Locations with known or suspected LBP in soil		
5	Results of physical assessments/visual inspections and test reports		
6	Abatement records, including occupant and contractor notifications, testing and analysis; correspondence and reports; project scope, materials used, disposal records		
7	Employee exposure assessments, worker training records, medical examination records, training records and verification of contractor compliance		
ACM	Asbestos (if current inventory includes ACM in any units or structure)		
1	Inventory listing and surveillance records		
2	MM notifications to residents, employees, contractors, etc. who might come in contact with ACM	SOQ Shingles	Not applicable
3	If any ACM abated, records iaw ACM Plan (Example: notifications to state/local authorities, DoN, EPA/State licenses, clearance documentation, waste shipment records, employee training/protection)		
4	Employee exposure assessments, worker training records, medical examination records, training records and verification of contractor compliance		
CWA	Clean Water Act Compliance		
1	Backflow preventer inventory and annual testing/certification results		
2	Test records for connections to existing Government Utilities		
RA	Radon		
1	Do you have known houses with radon?	Not applicable	Not applicable
E	Emergency Planning and Community Right-to-Know Act (EPCRA)		
1	Do you know if you have to report under EPCRA?		
OO	Other Observations		
1	Universal Waste (Best Business Practices)	Light bulbs; stored and recycled properly	Light bulbs; stored and recycled properly
	If Applicable:		

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UST(s)/AST(s): compliance records, including release detection requirements		
Oil/oil-containing storage facilities: locations, size (capacities), and types of tank		
Storage and handling records for AEC-subject source or material		
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